

Application ref: 2017/6833/P
Contact: Matthias Gentet
Tel: 020 7974 5961
Date: 20 March 2018

Development Management
Regeneration and Planning
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Arts Lettres Techniques Architect
33 Arlington Road
London
NW1 7ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
41 Lady Somerset Road
LONDON
NW5 1TY

Proposal: Alterations to and replacement of existing single glaze timber fenestration with double glazed timber fenestration, re-rendering of ground floor west wall and associated alterations to residential flat (Class C3).

Drawing Nos: Design and Access Statement RevB (15/02/2018); 3 x Photos; [LSR] 1 (24/01/2018), 2 (24/01/2018), 3 revA (15/02/2018), 00, 01 (24/01/2018), 02 (24/01/2018), 03 revA (15/02/2018).

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London

Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement RevB (15/02/2018); 3 x Photos; [LSR] 1 (24/01/2018), 2 (24/01/2018), 3 revA (15/02/2018), 00, 01 (24/01/2018), 02 (24/01/2018), 03 revA (15/02/2018).

Reason: For the avoidance of doubt and in the interest of proper planning.

Informatives:

- 1 Reasons for granting permission.

The development is proposing to alter the fenestration at ground floor level of a maisonette within a three-storey property located on the corner of Lady Somerset Road and Evangelist Road, looking onto the small garden area to the rear that is accessed by 2 doors from each of two bedrooms.

The double doors on the south elevation are to be retained but will be 'fused' together to form a single outward opening door. The existing west facing door and window on the extension are to be blocked off and three new windows are to be created. The rendering on the lower part of the west facing elevation is to be extended to the south corner. The left hand side south facing window on the rear elevation of the extension is to be replaced by a door design in such a way that retention of the window identity is to be retained. The full extension of the opening will be enabled by the addition of a timber element to the low part of the door. The adjacent window is also to be extended to match the glazing area of the new door.

The proposals are all associated with internal alterations to improve the quality of amenity for occupants. Greywater pipes will also be relocated to accommodate the new windows, providing cleaner and more symmetrical features.

Overall, the proposals are acceptable and will preserve the character and appearance of the host building and the rear streetscape.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

As such, the proposed development is in general accordance with policies A1 of the Camden Local Plan 2017. The proposed development also accords with policy D3 of the Kentish Town Neighbourhood Plan.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public

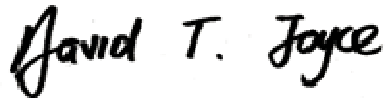
Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning